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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



St. Fagans Road,
Fairwater,
Cardiff CF5 3AE

Guide Price £280,000 to £290,000
Freehold

St. Fagans Road, Fairwater, Cardiff. CF5 3AE.

- NO CHAIN - 3-BED TERRACED FAMILY HOME
- SOUTH-FACING REAR GARDEN
- DOUBLE BAY TO FRONT
- SINGLE BAY TO REAR
- LARGE KITCHEN/BREAKFAST ROOM
- OPEN-PLAN LIVING & DINING ROOM
- ATTRACTIVE LANDSCAPED SOUTH-FACING REAR GARDEN & REAR LANE ACCESS
- ENCLOSED & LOW-MAINTENANCE FRONT GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



NO CHAIN
A SPACIOUS 3-BED TERRACED FAMILY HOME
DOUBLE BAY FRONTED & SINGLE BAY TO REAR
OPEN-PLAN LIVING & DINING ROOM
LARGE KITCHEN/BREAKFAST ROOM - FAMILY BATHROOM
LOW-MAINTENANCE FRONT GARDEN
ATTRACTIVELY LANDSCAPED & SOUTH-FACING REAR GARDEN
(ALSO, LOW-MAINTENANCE)
REAR LANE ACCESS VIA LOCKABLE GATE
uPVC D/G WINDOWS & GAS C/H
TENURE: FREEHOLD.



MR HOMES are pleased to Offer **FOR SALE** with **No Ongoing Chain** this Traditionally Built 3-Bed Terraced Family Home, comprising in brief; Entrance Hallway, Open-Plan Living & Dining Rooms with Bay Windows to Front & Rear, Kitchen/Breakfast Room, Staircase to the 1st Floor Landing, Hatch to the Insulated & Boarded Loft via Attached Ladders, Bedroom 1 with Bay Window to Front & Fitted Wardrobes, Bedroom 2 with Fitted Wardrobes, Bedroom 3 & a Family Bathroom. The Enclosed Front Garden is Low-Maintenance, the South-Facing Rear Garden has been Attractively Landscaped and is also Low-Maintenance. Lockable Rear Gate Accesses the Rear Lane via Fairwater Avenue. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 28i Junior MK III Combi Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/stfagansroad75ap>

EPC Rating =Awaiting Assessment...
Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Front Garden - Low Maintenance Enclosed Front Garden, Laid Stone Chippings, Patio Pathway up to Front Door, Composite Obscure D/g Door into Entrance Hallway.

Entrance Hallway - 14' 2" x 5' 5" (4.31m x 1.65m) Fitted Carpet (With Possible Parquet or Tiled Flooring Underneath), Single Panel Radiator, Coving to Ceiling, 2 x Base Cupboards, 1 housing Electric Meter and 1 Housing Gas Meter, Understair Storage Cupboard, Door to Living Room and Kitchen/Breakfast Room. ,

Living Room OPEN-PLAN to Dining Room - 22' 5" x 10' 9" (6.83m x 3.27m) Fitted Carpet (With Parquet Flooring Underneath), uPVC D/g Bay Window to Front, Single Panel Radiator, Coving to Ceiling, Open-Plan to Sitting Room/2nd Reception Room.

Dining Room – (Measurements included as above) Fitted Carpet (With Parquet Flooring Underneath), uPVC D/g Bay Window to Rear, Single Panel Radiator, Electric Feature Fireplace, Doorway into Entrance Hallway (Boarded Up).

Kitchen/Breakfast Room - 19' 11" x 6' 5" (6.07m x 1.95m) Tiled Flooring, Wall & Base Units, Work Surface Over, Tiled Splashbacks, 2 x uPVC D/g Windows to Side & Rear, Stainless Steel Sink And Drainer With Mixer Tap, Space for Freestanding Gas Cooker, Plumbed for Washing Machine, Space for Tumble Dryer and/or Tall Fridge Freezer, Double Panel Radiator, Coving to Ceiling, Composite Half Glazed Obscure D/g Door to Rear Garden, Wall Mounted Worcester Greenstar 28i Junior Combi MK III Combi Boiler.

Stairs/First Floor Landing - 8' 4" x 5' 5" (2.54m x 1.65m) Fitted Carpet, Hatch to Insulated and Boarded Loft With Attached Ladders, Doors Leading to Bedroom 1, Bedroom 2, Bedroom 3 & Family Bathroom.

Bedroom 1 - 12' 9" x 8' 0" (3.88m x 2.44m) Fitted Carpet, uPVC D/g Bay Window to Front, Single Panel Radiator, Coving to Ceiling, Fitted Wardrobes with Hanging Rails and Fixed Shelving.

Bedroom 2 - 11' 6" x 11' 3" (3.50m x 3.43m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, 2 x Fitted Wardrobes with Hanging Rails and Fixed Shelving.

Bedroom 3 - 7' 11" x 7' 7" (2.41m x 2.31m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

Family Bathroom - 5' 8" x 5' 5" (1.73m x 1.65m) Accessed By A Space Saving Sliding Door, Vinyl Flooring, Panel Bath with Hot And Cold Taps Over, Wall Mounted Wash Hand Basin with Hot and Cold Taps Over, Close Coupled W.c., uPVC Obscure D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

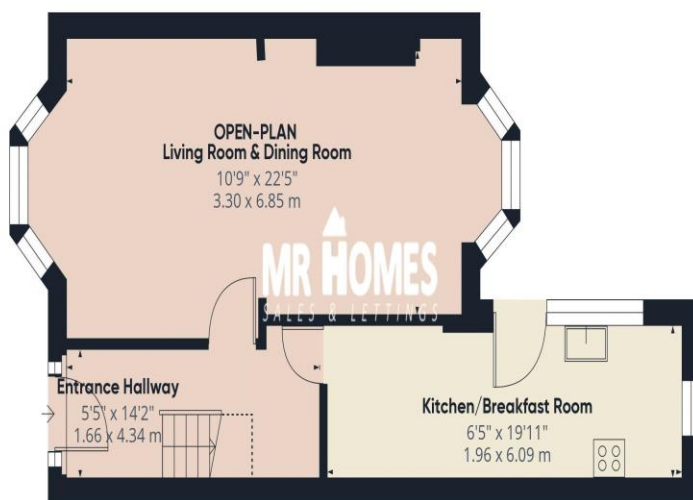
Rear Garden - SOUTH-FACING

Recently Landscaped Rear Garden, Natural Stone Patio with Astroturf and Laid Stone Chippings, Large Plastic Storage Shed at Rear of the Garden (To Stay), Lockable Gate Giving Access to Rear Lane, Garden is South Facing.

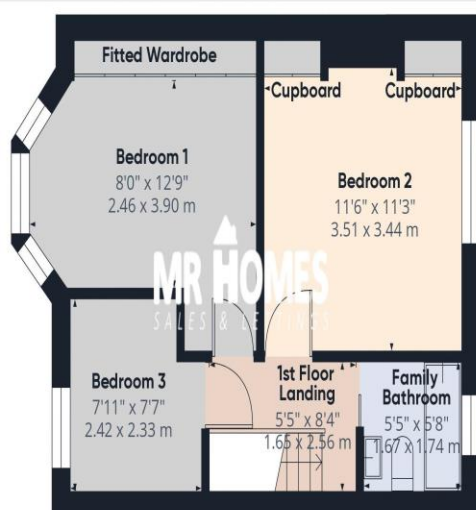
Rear Lane - Accessed via Fairwater Avenue



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Ground Floor



Floor 1

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

875.65 ft²

81.35 m²

Reduced headroom

12.86 ft²

1.19 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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